18 Meadowbrook Close, Alveley, Bridgnorth, Shropshire, WV15 6PD

BERRIMAN
EATON

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Beautifully designed new build three-bedroom semi-detached dormer bungalows in a popular village location.
Kidderminster - 7 miles, Bridgnorth - 8 miles, Telford - 19 miles, Wolverhampton - 15 miles, Shrewsbury - 28 miles, Birmingham - 23 miles.
(All distances are approximate).

LOCATION

Alveley village is located in-between Bridgnorth and Kidderminster just off the A442. The village offers a primary school, medical centre and recreation grounds with children's play area. There are also popular local pubs, nearby shops and sports facilities to include a tennis club, cricket club and a variety of other active community and social groups. Of note is the Severn Valley Country Park, with its own café that sits alongside the River Severn and the Severn Valley Steam Railway (with Halt station), whilst many cycling and walking routes weave through the countryside. Situated between Bridgnorth and Kidderminster with excellent road links to the motorway network, rail links can be found at Wolverhampton, Stourbridge, and Kidderminster.

SEMI DETACHED DORMER BUNGALOW

Open plan Kitchen with integrated appliances & island unit
Lounge and dining space with French doors to the garden
2 Ground Floor double bedrooms
Ground Floor family bathroom
Cloakroom
First Floor
Principal bedroom with dressing room and ensuite shower room
Loft storage
2 parking spaces
EV Car Charger

SPECIFICATION

- High levels of insulation to floor, cavity walls and roof spaces
- Energy efficient heating provided by Ideal Combi Code central heating boiler with wall mounted radiators
- Solar Panels
- EPC A
- Outside tap
- Outside socket
- UPVC double glazed windows and French doors
- Composite Multi locking front doors
- White internal panelled doors
- Lawn to rear
- Landscaping plan TBC

KITCHEN SPECIFICATION

- Contemporary Kitchen
- Integrated appliances to include an oven, dishwasher, fridge freezer and washing machine
- Induction Hob
- Island until
- Stainless steel sink with Dual lever chrome tap
- LED downlights to kitchen area

BATHROOMS/CLOAKROOM/ENSUITES

- Cotemporary white suites
- Half tiled walls
- Full hight tiling to perimeter of baths and showers
- Thermostatic showers
- LED downlights
- Tile splashback to cloakroom

AGENTS NOTES

The properties are being sold under the conditions of the Section 106 agreement.

- Discounted Sale
- You will own 100% of the property
- £418,000 90% of Open Market Value £376,200
- For further details please contact Debbie Fellows

Photography/CGI/AI represents typical M & T Homes interiors and exteriors. Please note elevational treatments and landscaping may vary. Floor plans are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration.

SERVICES

We are informed by the Vendors that all mains services are connected. Verification should be obtained from your surveyor.
COUNCIL TAX BAND: TBC – Shropshire.
POSSESSION Vacant possession will be given on completion.
The property is FREEHOLD.
Estate charge: TBC.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact our Bridgnorth Office to arrange.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

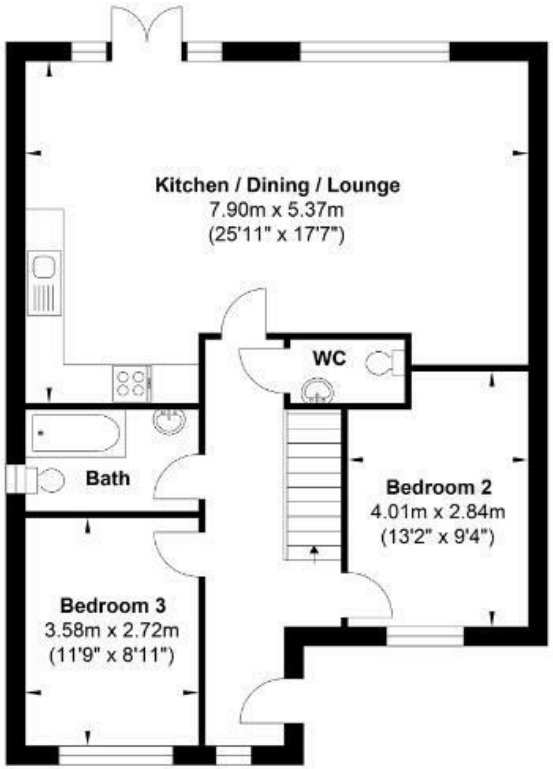
www.berrimaneaton.co.uk

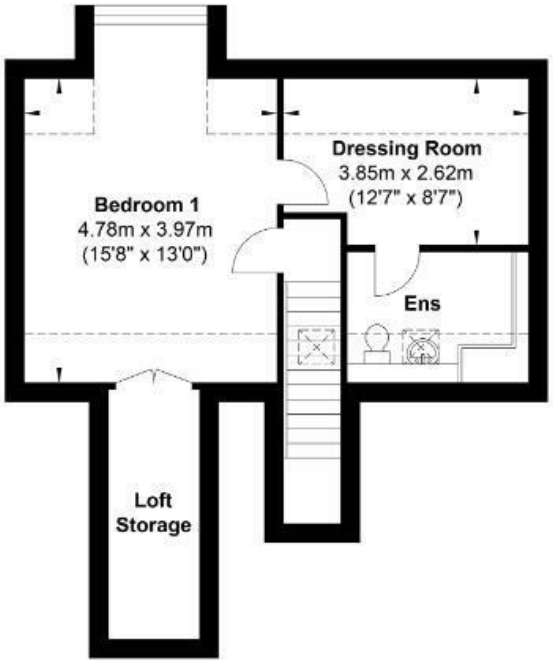
£376,200

EPC: A

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

Plot 6





Ground Floor **First Floor**

Gross Internal Floor Area : 124.89 m2 ... 1344.30 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

IMAGE GENERATED BY CGI/AI

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